

Burden of Proof
Special Exception Application
311 F Street NE

To: **The Office of Zoning**
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

From: **Jennifer Fowler**
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Date: June 30, 2026

Subject: **BZA Application, Thomas and Emily Beline**
311 F Street NE (Square 0779, Lot 0073)

Thomas and Emily Beline, owners of 311 F Street NE, hereby apply for a special exception pursuant to Subtitle X, Chapter 9, to build a two-story garage. The zoning relief requested is as follows:

Application of Thomas and Emily Beline, pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under Subtitle E §5201 from the lot occupancy requirements of Subtitle E §210.1 to build a two-story garage addition to a two-family flat in the RF-1 zone, at premises 311 F Street NE (Square 0779, Lot 0073).

I. Summary:

This special exception qualifies under ZR-16 Subtitle X, Chapter 9, because the proposed addition will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property.

Subtitle E § 210.1: Relief is requested from the lot occupancy limitations for a row dwelling in the RF-1 zone.

II. Qualification of Special Exception

5201 Special Exception Review Standards

By satisfying the requirements of E-5201.2 and E-5201.4 through E-5201.6, the application also meets the general special exception requirements of X-901.2.

5201.4 An application for special exception relief under this section shall demonstrate that the proposed addition, new building, or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:

(a) The light and air available to neighboring properties shall not be unduly affected;

309 F Street NE

The proposed garage lies to the east of 309 F Street NE. The garage yard façade is approximately 30'-0' away from the rear wall of 309 F Street NE. The proposed garage addition will have some impact on the light and air available to 309 F Street NE, but the impact will be limited to the rear yard during the

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morning hours in the summer and spring/fall. The distance between the rear wall and the garage will also help to mitigate the impact.

313 F Street NE

The proposed garage lies to the west of 309 F Street NE. The garage yard façade is approximately 14' away from the rear wall of 311 F Street NE, and a side yard has been included which sets the garage 3'-10 7/8" away from the shared property line. The proposed garage addition will have some impact on the light and air available to 311 F Street NE, but the impact will be limited to the rear yard during the afternoon hours in the summer and spring/fall.

Neighbors to the South

The neighbors to the south are separated from the proposed garage addition at 311 F Street NE by a 10' wide public alley. The garage is in line with a perpendicular 15' wide alley. Because of the garage's position relative to the alley, the closest structure to the south is approximately 43' away.

Additionally, many of the neighbors to the south have fences and/or parking pads at the rear of their properties. Given the orientation relative to the t-shaped alley, the proposed garage expansion will not impact the light and air available to the neighbors to the south.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

309 F Street NE

The proposed garage lies to the east of 309 F Street NE. The garage yard façade is approximately 30'-0' away from the rear wall of 309 F Street NE. The second floor of the garage will include a door with a landing, as well as two windows. The first floor will not have any windows facing 309 F Street NE. The proposed garage addition will have some impact on the privacy available to 309 F Street NE, but the impact will not be undue.

313 F Street NE

The proposed garage lies to the east of 309 F Street NE. The garage yard façade is approximately 14' away from the rear wall of 311 F Street NE, and a side yard has been included which sets the garage 3'-10 7/8" away from the shared property line. The second floor of the garage will include a door with a landing, as well as two windows. There will be windows on the west façade, however they will be high and will not offer views into the property at 311 F. The first floor will not have any windows facing 311 F Street NE. The proposed garage addition will have some impact on the privacy available to 311 F Street NE, but the impact will not be undue.

Neighbors to the South

The neighbors to the south are separated from the proposed garage addition at 311 F Street NE by a 10' wide public alley. The garage is in line with a perpendicular 15' wide alley. Because of the garage's position relative to the alley, the closest structure to the south is approximately 43' away.

Additionally, many of the neighbors to the south have fences and/or parking pads at the rear of their properties. Given the orientation relative to the t-shaped alley, the proposed garage expansion will unduly impact the privacy enjoyed by the neighbors to the south.

(c) The proposed addition or accessory structure, together with the original building, or the proposed new building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street and alley frontage;

The proposed garage will be at the rear of the property and will not be visible from a public street. The existing square is extremely dense. There exist houses of varying widths and depths. Many of the

existing houses have garages at the rear of their properties. Additionally, there are a number of alley row dwellings along the shared alley. The proposed garage will be constructed with high quality materials and will be appropriate in scale for the existing houses on the alley.

(d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition, new building, or accessory structure to adjacent buildings and views from public ways

901 Special Exception Review Standards

901.2 The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgement of the Board of Zoning Adjustment, the special exceptions:

- a. *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The garage will be visible from the alley and from the dwellings on Groff Court. The proposed addition will be constructed with brick to match the existing alley structures. It is modest in size and will be appropriate in scale for the existing alley.

- b. *Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;*

As described more fully above, the addition will minimally impact the light and air or privacy of the neighboring properties.

902 Application Requirements

An application for a special exception shall meet the requirements of Subtitle Y § 300.

Along with this application, we have included the following items:

- a) Photos of the existing house and surroundings;
- b) Plan and elevation drawings of proposed addition, including a site plan showing the relationship of the proposed addition to adjacent buildings.
- c) Official Plat from the DC Office of the Surveyor.

If you require any further clarification or have any questions regarding the application, we are available at any time to discuss them with you.

Thank you,



Jennifer Fowler
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